

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 17-25

A BY-LAW TO AMEND BY-LAW NO. 43-08, BEING THE COMPREHENSIVE ZONING BY-LAW OF THE MUNICIPALITY OF STRATHROY-CARADOC

WHEREAS under Section 34 of the *Planning Act, R.S.O. 1990, c.P. 13*, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend By-law No. 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc;

NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC AS FOLLOWS:

1. **THAT:** Subsection 10.5 is hereby amended by deleting the existing Section 10.5 (5) and replacing it with the following:

‘(5) **C3-5** (320 Metcalfe Street West)

- a) **Defined Area:** C3-5 as shown on Schedule ‘B’ Map No. 14 to this By-law.
- b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 12.2, the following uses shall be permitted uses in the C3-5 Zone:
 - i) Office, Professional
 - ii) Office
- c) **Lot Provisions:** Notwithstanding the lot provisions listed in Subsection 12.3, the following shall apply:
 - i) **Maximum Front Yard Setback:**
13.5 m
 - ii) **Maximum Exterior Side Yard Setback:**
7.5 m
 - iii) **Minimum Rear Yard Depth:**
7.74 m for the main building and 1 m for the detached garage.

d) **Special Provisions:** Notwithstanding the lot provisions listed in Subsection 12.4, the following shall apply:

- i) **Maximum Floor Area:** 200 m²
- ii) Parking spaces are permitted in the front and/or exterior side yards up to a maximum of 8 spaces.
- iii) Parking shall be set back 0 m from an exterior side lot line

2. **THAT:** this by-law shall come into force pursuant to Section 34(21) of the *Planning Act, RSO 1990*.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 18th day of February 2025.

Colin Grantham, Mayor

Brianna Hammer-Keidel, Clerk

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Purpose and Effect:

1. The purpose of this application is to amend the site specific zone for this property to permit and office and professional office on the property and development standards to recognize an addition to the existing building.
2. The effect of this zone change is to facilitate the renovation of the existing building for commercial uses. The site-specific nature of the 'C3-5' Zone would recognize a future expansion of the build to the front and exterior side yard the parking area adjacent to the property line.
3. In addition to the application submissions and the planning report, Council considered all written and oral submissions, the effect of which helped Council to make an informed decision.
4. This by-law will come into force on the day it is approved by the Municipality of Strathroy-Caradoc.
5. This by-law amends Comprehensive Zoning By-law No. 43-08.